



# Planning Commission

## March 18, 2015

### **Item #: 4.1**

**GENERAL PLAN AMENDMENT AND REZONE** – Amending the General Plan land use map of Orem City from Low Density Residential (LDR) to Community Commercial (CC) and amending Article 22-3-5(A) and the Zoning Map of the City of Orem by changing the zone from R8 to C1 on approximately 0.69 acres at 1027 and 1045 East 800 North.

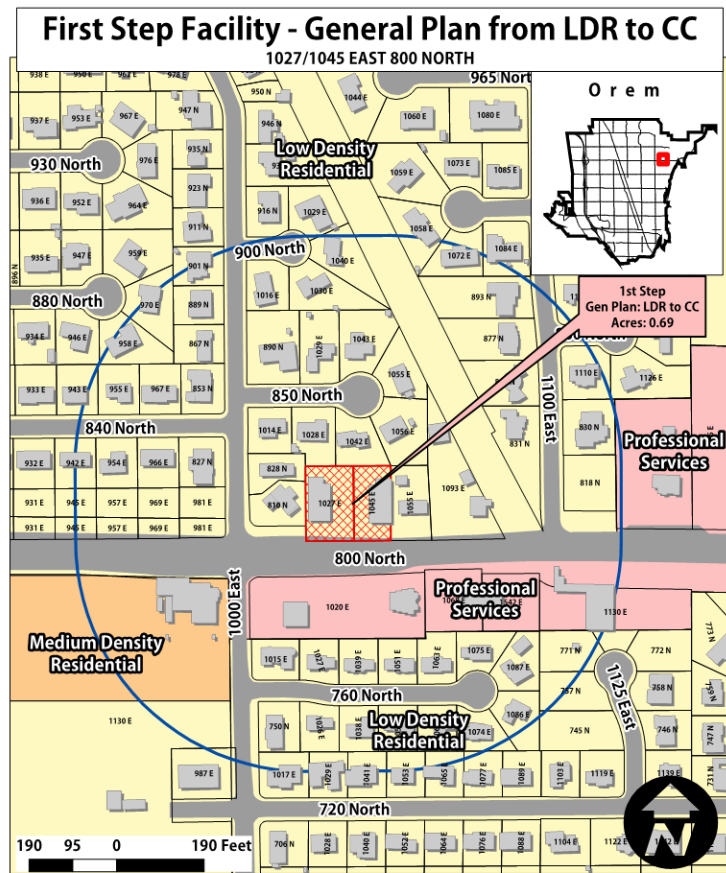
Applicant: Charles Pledger

# Background Information

- Property formerly Canyon View Assisted Living
- Applicant owns First Step treatment business
- Transitional Treatment Home (SLU – 1283) not currently permitted in R8 zone.
- Property needs a General Plan change (LDR to CC) as well as a rezone in order for use to be permitted.
- Applicant is proposing to rezone to C1 which does not allow retail, but promotes office and financial institutions in a manner that is compatible with adjacent residential areas
- Development agreement required to build a seven foot masonry wall around commercially zoned property
- Changing the General Plan to CC also allows the property to be rezoned to C2, which is a much more retail oriented zone (State Street zoning)

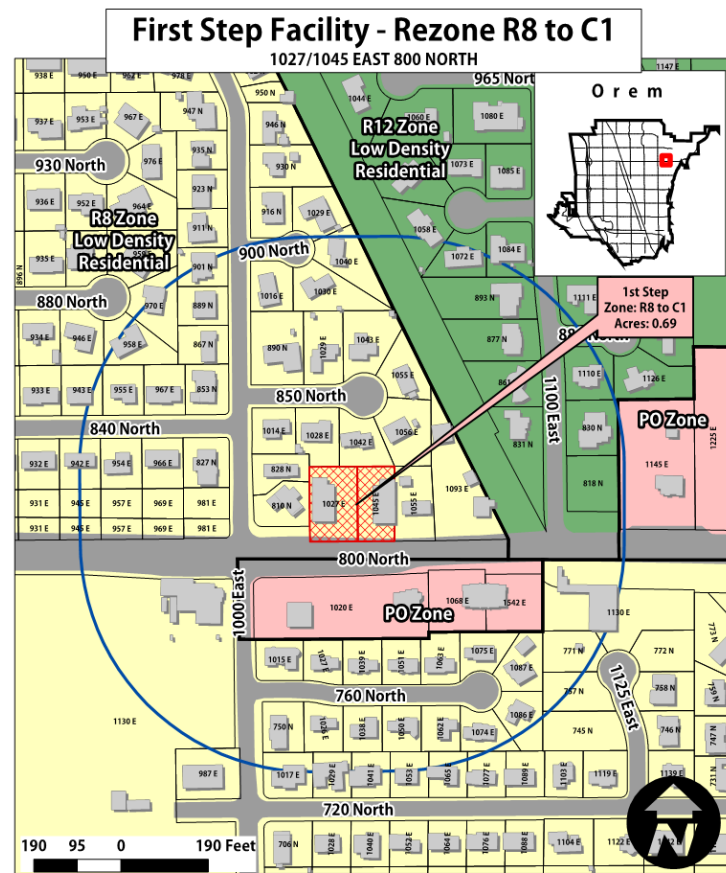


# General Plan



◆ First Step Facility Gen Plan from LDR to CC;  
0.69 Acres.

# Zoning



◆ First Step Facility Rezone R8 to C1;  
0.69 Acres.

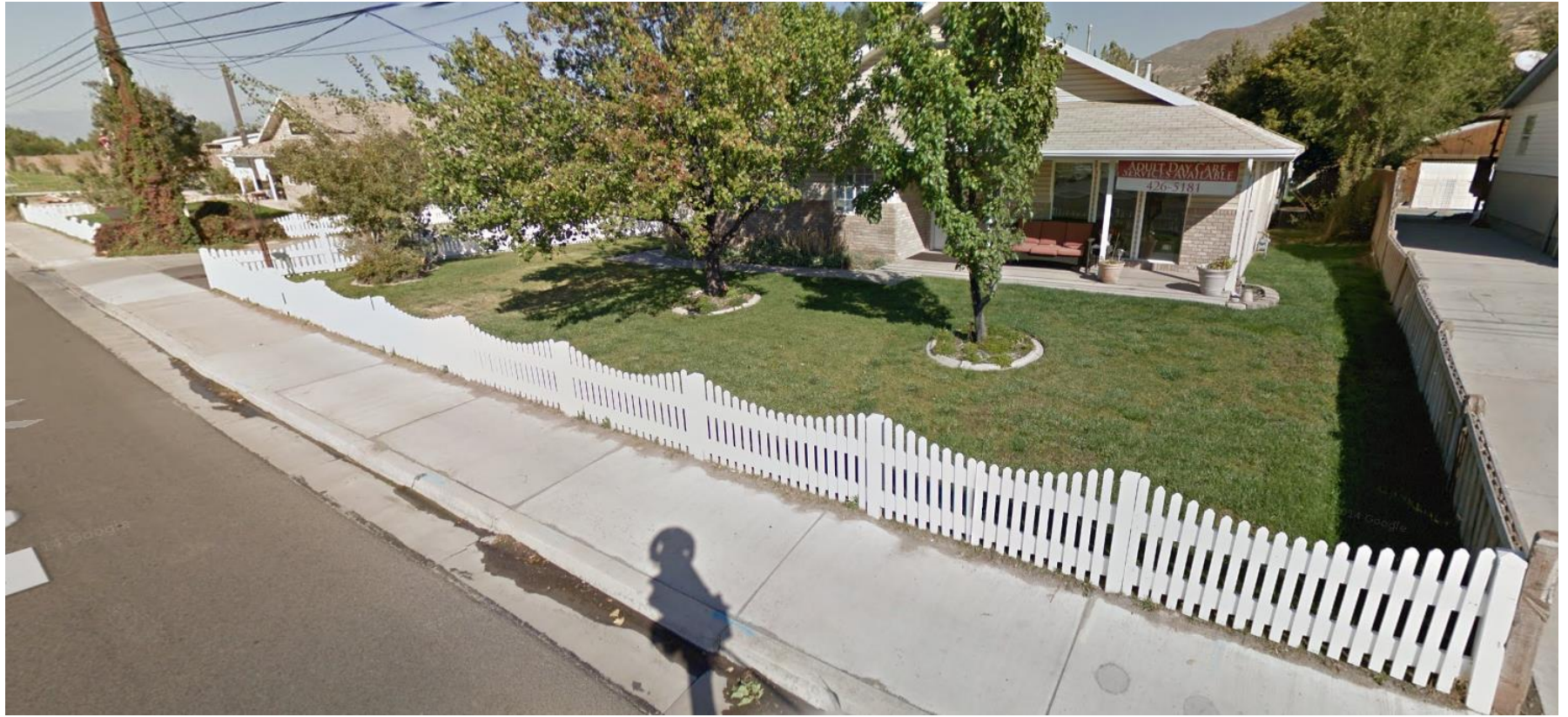




# Site Photos



# Site Photos



# C1 Zone Requirements/Uses

- Building Height: 48'
- Setback: 20' from streets; 10' from residential (or height of building)

## Uses:

Red = NOT allowed in PO Zone

- Residential
  - Assisted Living
  - Transitional Treatment Home
- Commercial/ Office
  - Banking
  - Security Brokers
  - Insurance Agents
  - Real Estate Agents
  - Title Abstracting
  - Real Estate Operative Builders
  - Combination Real Estate Insurance & Law
  - Photographic Services
  - Beauty/Barber Shop
  - Massage Therapy
  - Commercial Day Care/ Pre-school
  - Commercial Adult Day Care
  - Consumer & Mercantile Credit Reporting
  - Travel Arrangement Services
  - Blueprinting/ Photocopying
  - News Syndicate
  - Employment Services
  - Internet Services
  - Business Management
  - Detective/Protective Services
  - Stamp Trading
  - Motion Picture Distribution/ Services
  - Medical, Dental & Health Services
  - Medical/Dental Labs
  - Medical Clinics – Outpatient
  - Chiropractic Services
  - Legal Services
  - Professional Office
  - Authors
  - Engineering/Architectural
  - Education/Scientific Research
  - Accounting
  - Urban Planning
  - Family/Behavioral Counseling
  - Genealogical
  - Interior Design
  - Building Construction – Office Only
  - Landscaping Services - Office Only
  - Government Offices
  - Public Schools
  - Private Schools
  - Charter Schools
  - Driving Schools
  - Business Associations
  - Professional Members Organizations
  - Parks





### Advantages of the proposal:

- Provides for low intensity commercial uses adjacent to a residential area
- The C1 zone only allows for office type uses and not retail uses
- Accessed directly from 800 North with no direct access into the neighborhood

### Disadvantages of the proposal:

- Allows for commercial encroachment into a residentially zoned area
- The CC General Plan classification also allows for the C2 zone
- The PO zone was designed to be a buffer between residential uses adjacent to arterial streets such as 800 North



## Requirements of PO zone:

**Established to create a buffering effect between residential uses and traffic associated with arterial and collector streets; and to promote nonretail professional and service uses that are compatible with adjacent residential uses.**

- Building Height: 35'
- Setback: 36' from North side of 800 North; 25' from residential (or height of building)
- Residential architectural styling (pitched roofs required)
- For sites larger than three (3) acres, building footprints are limited to 10,000 square feet and second stories are limited to 7,500 square feet.
- No two story building can be within 100' feet of a residentially zoned property.

